# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

10 Gully Crescent, Belgrave Vic 3160

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$670,000		&		\$690,000				
Median sale price									
Median price	\$830,000	Pro	Property Type		House		Suburb	Belgrave	
Period - From	01/10/2023	to	30/09/2024		So	urce	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	5 Station St BELGRAVE 3160	\$841,000	14/10/2024
2	16 Olive Gr TECOMA 3160	\$850,000	19/08/2024
3	6 Gully Cr BELGRAVE 3160	\$860,000	04/06/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

03/12/2024 10:01









**Property Type:** House (Res) **Land Size:** 1019 sqm approx Agent Comments Indicative Selling Price \$670,000 - \$690,000 Median House Price Year ending September 2024: \$830,000

# **Comparable Properties**

	5 Station St BELGRAVE 3160 (REI) 3 1 1 1 Price: \$841,000 Method: Private Sale Date: 14/10/2024 Property Type: House Land Size: 1529.50 sqm approx	Agent Comments
	16 Olive Gr TECOMA 3160 (REI/VG) 3 1 2 Price: \$850,000 Method: Private Sale Date: 19/08/2024 Property Type: House Land Size: 1030 sqm approx	Agent Comments
BELL Party	6 Gully Cr BELGRAVE 3160 (REI/VG) 3 1 2 4 Price: \$860,000 Method: Private Sale Date: 04/06/2024 Property Type: House Land Size: 1210 sqm approx	Agent Comments

## Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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